

STATE MS.-DE SOTO CO.
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BOOK

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WARRANTY DEED

W.E. DAVIS CH. CLK.

BK PG

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THIS WARRANTY DEED made and entered into by and between ARTHUR CORTESI, JR. and MARY C. FALTUS hereinafter referred to as Grantors, and CECILIA FALTUS, hereinafter referred to as Grantee,

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the Grantors do hereby convey and warrant unto the Grantee that certain real property situate in the City of Horn Lake, DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot No. 73, Section B, DeSoto Woods Subdivision as appears on the plat recorded in the Chancery Clerk's office of DeSoto County, Mississippi, in Plat Book 6, Page 8, in Section 1, Township 2, Range 8.

TO HAVE AND TO HOLD unto the Grantee, her heirs and assigns, in fee simple absolute forever, the warranty hereof being subject only to the following exceptions:

(1) Ad valorem taxes and/or special assessments for the year 1993, which having been adjusted and prorated between the parties hereto, the Grantee assumes and agrees to pay when due, any ad valorem taxes and/or special assessments for subsequent years.

(2) Zoning ordinances of the City of Horn Lake and DeSoto County, Mississippi, and any other federal, state or local land use

regulations affecting the use, condition or occupancy of the subject premises.

(3) Restrictive Covenants of DeSoto Woods Subdivision, Section "B", contained in Plat Book 6 at Page 8 of the Land Deed Records of DeSoto County, Mississippi.

(4) Any matters which would be disclosed by an accurate survey and competent ground examination of the subject premises.

(5) All reservations, servitudes, dedications, rights-of-way and easements affecting the subject premises.

Grantors further warrant that they are the sole devisees under the Last Will and Testament of Rosie Cortesi, a widow, dated October 17, 1976, a copy of which is attached hereto as Exhibit "A" and are further the sole heirs at law of said Rosie Cortesi.

IN TESTIMONY WHEREOF, witness the execution of the Grantors on this, the 6th day of August, 1993

Arthur Cortesi Jr
ARTHUR CORTESI, JR.

Mary C. Faltus
MARY C. FALTUS

STATE OF MISSISSIPPI
COUNTY OF De Soto

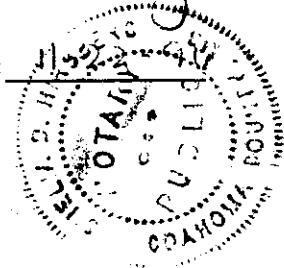
THIS DAY personally appeared before me, the undersigned authority within and for the said State and County aforesaid, ARTHUR CORTESI and MARY C. FALTUS who acknowledged that they

signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as and for their voluntary act and deed.

GIVEN under my hand and official seal on this, the 6th day of August, 1993.

Shelia D. Hurlburg
NOTARY PUBLIC

My Commission Expires: 11-22-98



ADDRESS AND TELEPHONE
NUMBER OF GRANTORS:

Arthur Cortesi, Jr.
Arthur Cortesi Jr.
228 Chulahoma Rd.
Tel: 601-429-1421

Bus: None
Mary C. Faltus
Mary C. Faltus
5600 Twin Lakes Dr. Wall
Tel: 601-781-0321 38680
Bus: None

ADDRESS AND TELEPHONE
NUMBER OF GRANTEE:

Cecilia Faltus
5789 Surrey Lane
Horn Lake, MS 38637
Tel: 601/342-4881
Bus: 901/775-1247

Last Will and Testament

I, Rosie Cortesi of the Horn Lake City of Miss. County of De Soto and State of Miss. being of sound and disposing mind, memory and understanding, do hereby make, publish and declare this as and for my last Will and Testament, hereby revoking and annulling any and all Wills by me at any time heretofore made.

First. I order and direct all my just debts, funeral expenses as well as the cost of administration and settlement of my estate to be paid by my Daughter Mary Faltus and Son hereafter named, as soon after my decease as conveniently may be. Arthur Cortesi Jr. Executor-Executrix

Second. All of my estate, real, personal and mixed, of whatever kind and nature and wheresoever situate, remaining after payment of my debts and funeral expenses, I give, devise and bequeath unto my Son Arthur Cortesi Jr. and Daughter, Mary E Faltus heirs and assigns, absolutely and in fee. His or Her

Third. I hereby nominate, constitute and appoint Mary Faltus and Arthur Cortesi Jr. to be the sole Executrix-Executor of this last Will and Testament and I direct that They shall not be obligated to file any bond, inventory or appraisement or accounting in any public office or tribunal whatsoever, and further I hereby give and grant unto my said Children full power and authority at any time to sell any real estate which may at any time form part of my estate, for such price, upon such terms, in such way and manner as may be deemed wise, and to make good and sufficient deeds to the purchaser or purchasers thereof without any obligation on the latter to see to or be responsible for the application of the purchase price. Wife or Husband's Name He-She

In Witness Whereof, I, the said Rosie Cortesi have hereunto set my hand and seal this 17 day of October A. D. 1976. Your Name

James D. Pearson SEAL

Signed, Sealed, Published and Declared by the above named testator,

as and for last Will and Testament in the presence of us who have at request and in presence and in the presence of each other hereunto subscribed our names as witnesses hereto. His, Her His-Her His-Her

James D. Pearson
Witness

Hugh Rowton
Witness

Address

Address

5717 Nail Rd, Walla, Miss

38680

FIDELITY-BONDING, INC.

EXHIBIT "A"